



Sandringham Gardens | | Farnborough | GU14 9GD

Offers Over £450,000

Freehold

Waterford's W
Residential Sales & Lettings

Sandringham Gardens | Farnborough | GU14 9GD Offers Over £450,000

Situated within a private road and built in 2017 by a respected local developer, this superb three-bedroom, two-bathroom semi-detached home offers stylish, energy-efficient living with a high-quality finish throughout. Featuring a spacious kitchen/dining room with integrated appliances and bi-folding doors to a south-facing garden, a separate living room, principal bedroom with en-suite and built-in wardrobes, zoned underfloor heating, a Vent-Axia heat recovery ventilation system, two solar panels and two allocated parking spaces, this outstanding family home is perfectly positioned for excellent schools, Farnborough Main station and major commuter links.

- Built in 2017 by a respected local developer and positioned within an exclusive private road
- Contemporary kitchen/dining room with integrated appliances and bi-folding doors to the garden
- Principal bedroom featuring fitted wardrobes and a stylish en-suite shower room
- Private south-facing rear garden with patio, perfect for outdoor entertaining
- Walking distance to well-regarded schools, local amenities and green open spaces
- Three-bedroom, two-bathroom semi-detached family home extending to approximately 1,019 sq. ft.
- Bright and spacious separate living room overlooking the front aspect
- Energy-efficient specification including zoned underfloor heating, a Vent-Axia heat recovery ventilation system and two solar panels
- Two allocated parking spaces with convenient visitor parking nearby
- Excellent commuter location with easy access to Farnborough Main station, the A331, M3 and A31





Built in 2017 by a respected local developer and tucked away within a private road, this exceptional three-bedroom semi-detached home offers contemporary family living with an impressive specification, combining stylish interiors, energy-efficient technology and a highly convenient location for families and commuters alike.

The welcoming entrance hall leads to a generous dual-aspect living room, creating a bright and comfortable space to relax. To the rear of the property is the impressive open-plan kitchen/dining room, thoughtfully designed as the heart of the home. Fitted with a comprehensive range of contemporary units and integrated appliances, it offers ample space for everyday family life as well as entertaining. Striking bi-folding doors open seamlessly onto the south-facing patio and rear garden, creating an excellent indoor-outdoor living space during the warmer months. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom, offering flexible accommodation for children, guests or those working from home.

Designed with comfort and efficiency in mind, the property benefits from zoned underfloor heating throughout the ground floor, a Vent-Axia whole-house heat recovery and ventilation system (MVHR) which continuously circulates fresh, filtered air while helping to retain heat, and two solar panels that contribute towards reducing energy consumption and running costs.



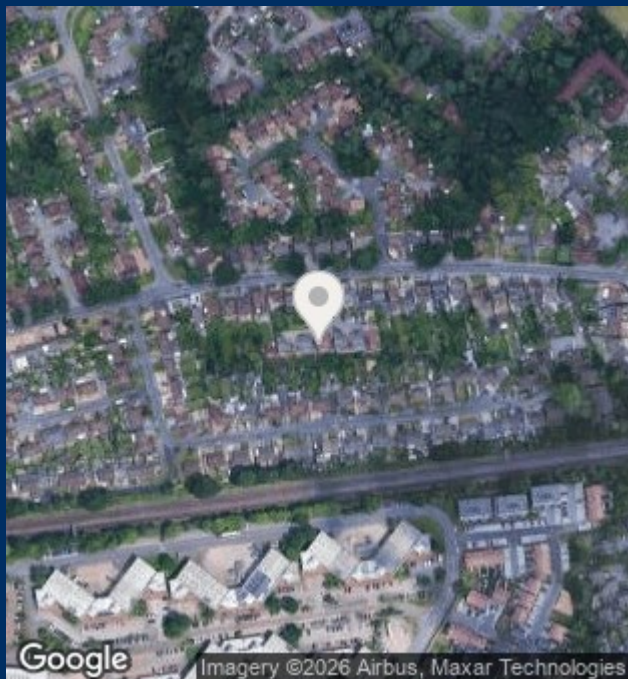
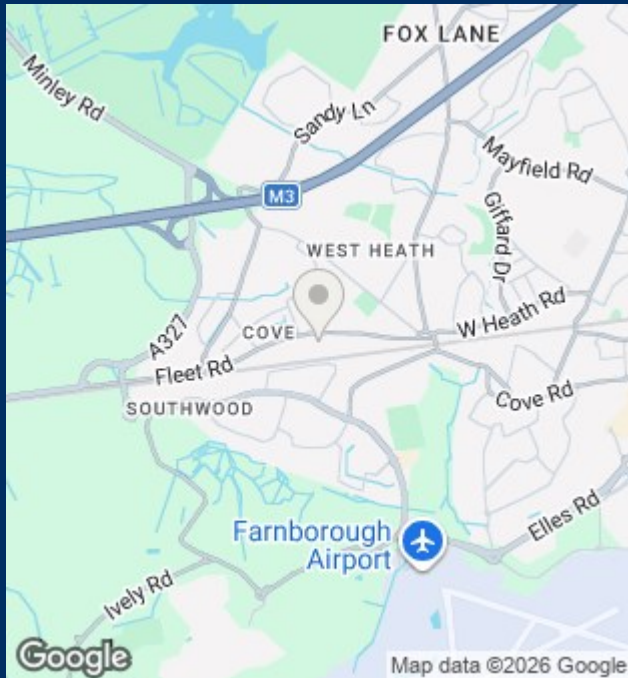
Outside, the enclosed south-facing rear garden enjoys sunshine throughout the day and features a generous patio ideal for outdoor dining, with the remainder laid to lawn. The property also benefits from two allocated parking spaces.

Situated within a quiet private road, Sandringham Gardens offers a peaceful setting whilst remaining within easy reach of excellent local amenities. Well-regarded schools, parks and shops are all close by, while Farnborough Main railway station provides direct services to London Waterloo in around 35 minutes. The A331, M3 and A31 are also easily accessible, making this an excellent choice for commuters.

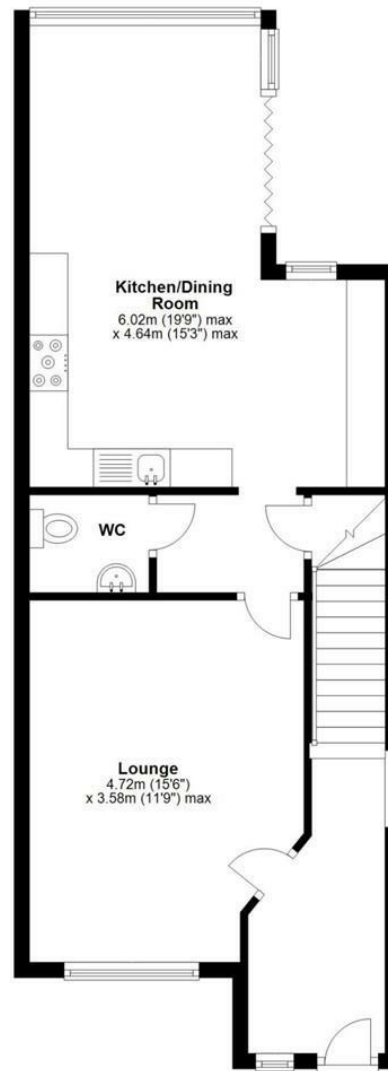
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.

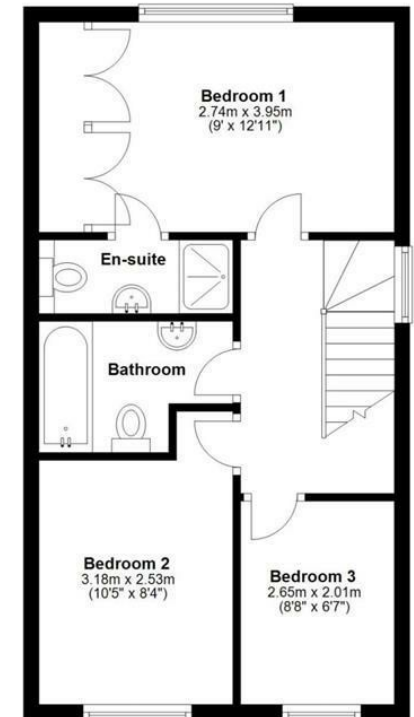




Ground Floor
Approx. 53.4 sq. metres (574.6 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 94.6 sq. metres (1018.6 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2020 Quick EPC Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

39 The Hart Centre
Fleet
Hampshire
GU51 3LA
01252 623333
fleet@waterfords.co.uk